



BLOOMINGTON HOUSING AND REDEVELOPMENT AUTHORITY VOUCHER VIEWS

June 2010
Bloomington HRA

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*The City of
Bloomington does
not discriminate on
the basis of disability
in the admission or
access to, or treatment
or employment in, its
services, programs,
or activities.
Upon request,
accommodation will
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individuals with
disabilities to
participate in all
City of Bloomington
services, programs, and
activities.
Upon request,
this information can
be available in Braille,
large print, audio
tape and/or
electronic format.*



PROTECTING TENANTS AT FORECLOSURE ACT

As a tenant, you should be aware that there are protections in place if you are living in a home where the owner is going through the foreclosure process. Don't assume that you must move right away, as this is not required by law. The new owner may not make you move unless they want to occupy the unit as a primary residence. In that case, the new owner may terminate the

lease with at least a 90 day notice. The new owner may terminate your tenancy at the end of the term of the Section 8 voucher lease, if the new owner provides you a 90-day notice. You can call your Bloomington HRA program specialist for your rights under the law, and you can also contact Legal Aid who advises tenants of their rights and assists them in staying in the property throughout

the foreclosure process. A tenant in foreclosure is encouraged to contact Legal Aid's new client intake line at 612-334-5970 to open a new case.

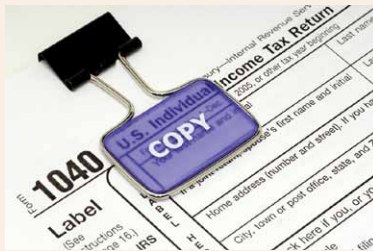


WHAT YOU SHOULD KNOW ABOUT ENTERPRISE INCOME VERIFICATION

Starting with August 2010 recertifications, you will be receiving a U.S. Department of Housing and Urban Development (HUD) guide in your recertification packets that describes what you need to know about the Enterprise

Income Verification (EIV) system. All Public Housing Authorities are required to use HUD's EIV system to verify employment and income for individuals who participate in HUD rental assistance programs. Please take the time to read through this

informational guide when you receive it with your next recertification packet. Feel free to talk with your program specialist at your inspection appointment about any questions you may have regarding the EIV system.



SELF-EMPLOYMENT INCOME VERIFICATION

One of the types of income that EIV cannot provide verification for is self-employment. Therefore your program specialist will ask you for copies of your tax returns to begin the verification process, as well as ask you to sign IRS Form 4506-T (*Request for Transcript of Tax Return*). Form 4506-T allows your program specialist to request a transcript of your tax returns directly from the IRS for any year specified.

DEBTS OWED TO PUBLIC HOUSING AUTHORITIES AND TERMINATIONS

The U.S. Department of Housing and Urban Development (HUD) maintains a national repository of debts owed to Public Housing Authorities (PHAs) or Section 8 landlords, as well as, adverse information about former participants who voluntarily

or involuntarily terminated participation. As a result, HUD has developed a required notice for the PHAs that must be signed by each adult tenant currently participating in or applying for a HUD program. This notice is meant to inform current and future participants of the

information that PHAs are required to provide HUD, who has access to this information, how the information is used and participant rights. At your next annual reexamination, your program specialist will have each adult acknowledge receipt of this form with a signature.

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Bloomington Housing and Redevelopment Authority

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1800 West Old Shakopee Road Bloomington MN 55431

Website: www.ci.bloomington.mn.us, keyword: HRA

CRIME FREE MULTI-HOUSING PROGRAM

The Bloomington Crime Free Multi-Housing Program is a partnership between the Police Department, rental property owners and managers, and tenants. The purpose is to provide a safer living environment and reduce crime and nuisance problems in rental properties. Properties that partner with the Police Department may include lease addendums ensuring that members of the household, guests, or other persons under the

resident's control do not engage in drug or other criminal activity on or near the premises. Not only can these actions violate your lease, they can be cause for losing your rental assistance. For more information about the Crime Free Multi-Housing program, visit our website at www.ci.bloomington.mn.us, keywords: [Crime free](#).



CHANGES IN HOUSEHOLD COMPOSITION

Have you been wondering how a change in your household size affects your rent assistance? Do you know what the process is for adding



or removing a household member? The first thing to do is to notify your housing program specialist in writing within 7 days of any member no longer residing in the unit. You will be asked to fill out a *Change of Household Report* form.

A change in your household size can cause a change to your bedroom size and the size of your voucher for an extended period of time. Any reductions in your bedroom size will change at your next annual re-exam

or move; whichever comes first. Such a change will cause your rent contribution to increase.

You must also inform your housing program specialist in writing within 7 days of the birth, adoption or court-awarded custody of a child. You must request HRA approval to add family members, other than those listed above, as occupants of the unit, including a foster child or a live-in-aide. Be sure to contact your program specialist if you have questions.



E-SUBSCRIBE

**THE LATEST HRA NEWS IN
YOUR INBOX**

Stay informed about the latest HRA news and events by joining *E-Subscribe*. Simply visit www.ci.bloomington.mn.us, click on *E-Subscribe* and sign up to receive Bloomington Housing and Redevelopment Authority updates via e-mail.

For answers to your specific questions, contact us at:

PH: 952-563-8937

TTY: 952-563-8740

FAX: 952-563-4977

E-mail:

hra@ci.bloomington.mn.us

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This is important housing information. If you do not understand it, have someone translate it for you now.

Información importante acerca de las viviendas. Si usted no lo comprende, pida a alguien que le traduzca ahora.

Qhov no yog lus tseem ceeb heev qhia txog tseem nyob. Yog tias koj tsis tau taub thov hais rau lwmm tus pab txhais rau koj.

Это важная информация о жилплощади. Если Вы её не понимаете, попросите кого-нибудь сейчас перевести её Вам.

Kani waa warbixin muhiim ah ee ku saabsan guriyaha. Haddii aadan fahamsaneyn waa in aad heshaa hadeertaan qof kuu tarjumaa